

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 26, 2004 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Change of Zone #04017
Special Permit #04011

PROPOSAL: Change of zone from AGR-Agricultural Residential to R-3 Residential.
Special Permit for a Community Unit Plan for 461 dwelling units.

LOCATION: S. 84th St. & Pine Lake Rd.

LAND AREA: 99.64 acres, more or less

CONCLUSION: With conditions the proposal is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances.

<u>RECOMMENDATION:</u>

Change of Zone Special Permit

Approval Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A part of the remaining portion of Lot 39 I. T.; located in the S.W. 1/4 of Section 14, Township 9 North, Range 7 East, Lancaster County, Nebraska.

EXISTING ZONING: AGR- Agricultural Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	AGR Agriculture Residential	Acreage
	R-3 Residential	Undeveloped
South:	AG Agriculture	Undeveloped
East:	R-3 Residential	Single family and townhomes
West:	AGR Agriculture Residential	Residential Acreages

ASSOCIATED APPLICATIONS: Preliminary Plat #04008

HISTORY:

January 20, 2004 Annexation #03005, covering the area of this development, was approved by City Council.

The zoning was changed from A-A Rural and Public Use District to AGR Agricultural Residential District in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

Interconnected networks of streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F-18)

The Land Use Plan identifies this area as urban residential. (F-25)

Guiding principles for new neighborhoods includes:

1. Similar housing types face each other: single family faces single family, change to different use at rear of lot;
2. Parks and open space within walking distance to a ll residences;
3. Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads (F-67)

Continue the City's growth policy of contiguous urban growth. Urban development will occur in areas immediately abutting the city that reflect a logical and timely extension of urban infrastructure. (F 75)

UTILITIES:

Utilities are available to serve this development. There is an existing 24" water main on S. 84th St. and a 16" main on Pine Lake Rd. There is an existing 8" sanitary sewer main on Rutherford Dr. and S. 88th St. within the Vintage Heights subdivision.

TRAFFIC ANALYSIS:

South 84th Street is designated as a principal arterial and Pine Lake Road is designated as a minor arterial in the 2025 Comprehensive Plan.

The Comprehensive Plan shows South 84th Street and Pine Lake Road to be 4-lane roadways with appropriate turn-lanes in the future.

The South 84th Street widening project is currently entering the construction phase.

The current Capital Improvements Program indicates the following improvements on the arterial roadways serving this development:

1. Project 46: Pine Lake Road - 84th Street to east of 98th Street. Improve existing Pine Lake Road from 84th Street to 87th Street to four through lanes plus left and/or right turn lanes at intersections; and improve Pine Lake Road from 87th Street to 98th Street to two through lanes plus left and/or right turn lanes at intersections. This project will improve safety and capacity, and will serve traffic generated by future development in south Lincoln. Local funds. Project length 1.75 miles. (2005-2006) This project does not yet have guaranteed funding and construction schedules are contingent upon availability of funding.

PUBLIC SERVICE: The nearest fire station is located at S. 84th St. and South St. There is a proposed public elementary school and middle school within the Vintage Heights subdivision. The nearest elementary school is Maxey located at 5200 S. 75th St.

ANALYSIS:

1. This is a request for a special permit for a Community Unit Plan and a change of zone from AGR to R-3. The Community Unit Plan identifies 189 single family units, 48 single family attached units and 224 multiple family units.
2. This area was annexed in January 20, 2004.
3. The land use plan in the 2025 Comprehensive Plan identifies this area as urban residential
4. This project conforms to guiding principles for residential neighborhoods in the 2025 Comprehensive Plan.
5. The proposed project identifies a mixture of housing types as called for in the 2025 Comprehensive Plan.
6. The site plan identifies 224 multiple family units on two outlots. The multiple family units are proposed for future development. The site design for the apartments shall be established through an administrative amendment approved by the director of planning.

7. The site plan shows 461 dwelling units. The maximum allowable number of dwelling units within the boundary of the special permit is 701. This leaves 240 unassigned units.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

- 1.1.1 a fire hydrant on Granite Ridge Rd. between Look Out Lane and Pebble Creek Cir.
- 1.1.2 Show a street from S. 85th St. or Boulder ridge Rd. to provide access to Lot 61 I. T. and Lot 66 I. T.
- 1.1.3 Show a conceptual street lay out for Lots 23-25 I. T.
- 1.1.4 Outlot I combined with Lots 1-4, Block 1.
- 1.1.5 Outlot H combined with Lots 1-3, Block 2.
- 1.1.6 Granite Ridge Ct. extended to Rutherford Dr.
- 1.1.7 the existing house on Lot 16 I.T.
- 1.1.8 revise note 13 . change 227 to 224 multi-family units and change 9 outlots to 10 outlots.
- 1.1.9 change total unassigned units to 240 in the density calculations table
- 1.1.10 revise note 16 to state Outlots C & D will be maintained by the developer.
- 1.1.11 revise the legal description and boundary of the plat.
- 1.1.12 show a pedestrian easement over the sanitary sewer easement from Grey Hawk Ct. to Franciscan Dr.

1.1.13 change the note in the northwest corner of the plat to read, "10' of additional ROW to be dedicated to the City."

1.1.14 corrections per Public Works & Utilities Department memo of May 6, 2004.

1.1.15 the outlot designation for the multiple family to lot

1.1.16 a new block for the lots south of Grey Hawk Ln. Outlot "C" must be changed to a lot and included in this block.

2. This approval permits 701 dwelling units consisting of 189 single family units, 48 single family attached units, 224 multiple family units and 240 unassigned units within the Boulder Ridge Community Unit Plan.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

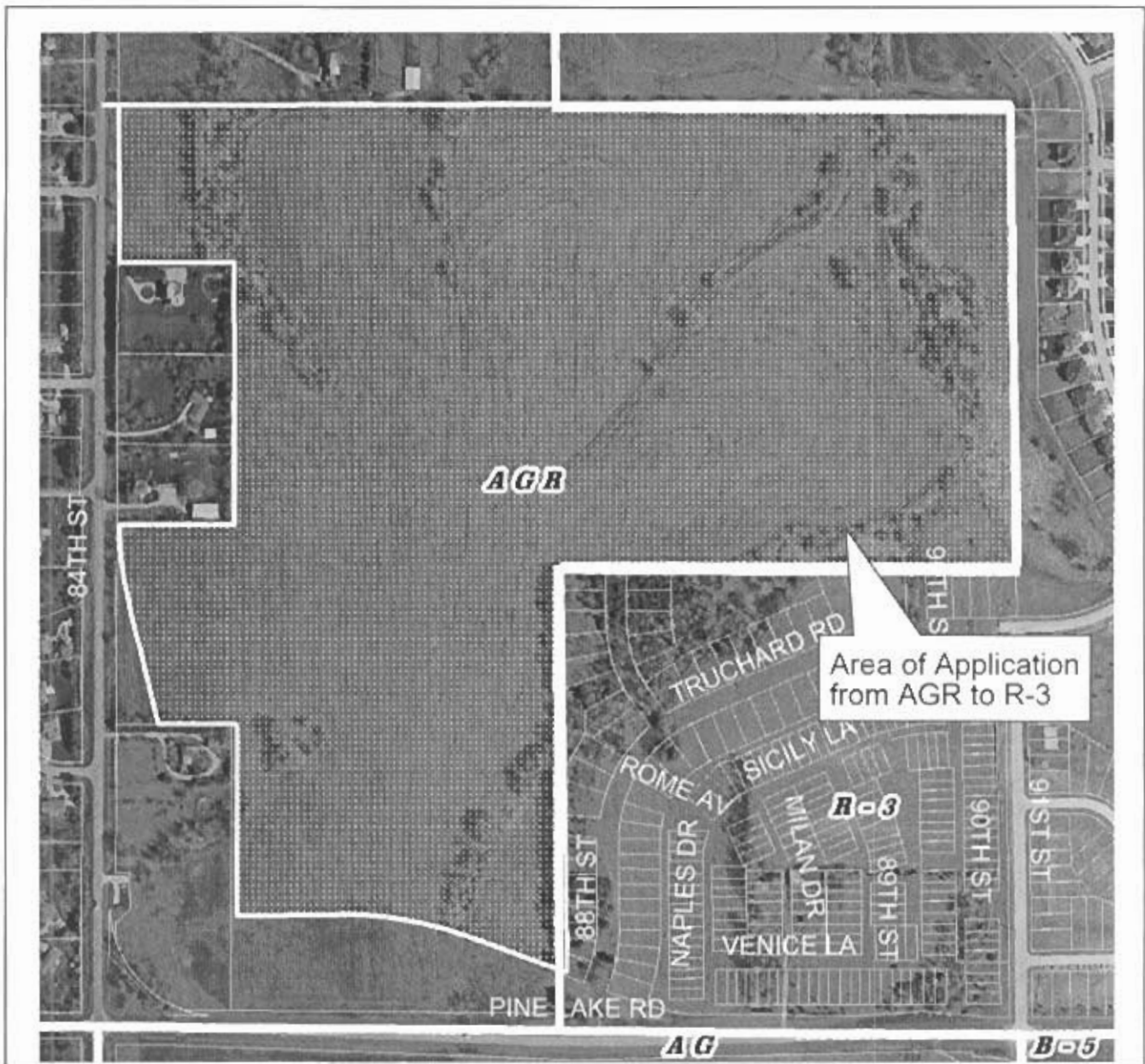
Tom Cajka, 441-5662, tcajka@ci.lincoln.ne.us
Planner

DATE: May 10, 2004

APPLICANT: Glen Herbert
8540 Chaparral Cir.
Lincoln, NE 68520
(402) 489-2336

OWNER: same as applicant

CONTACT: Lyle Loth
ESP
601 Old Cheney Rd. Suite A
Lincoln, NE 68512
(402) 421-2500



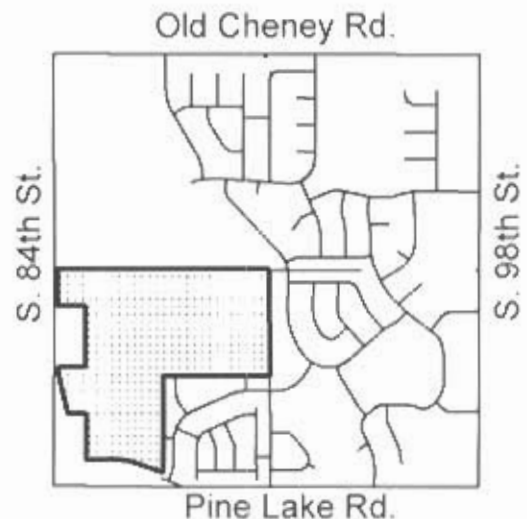
Change of Zone #04017 Special Permit #04011 S. 84th & Pine Lake Rd.

2002 aerial

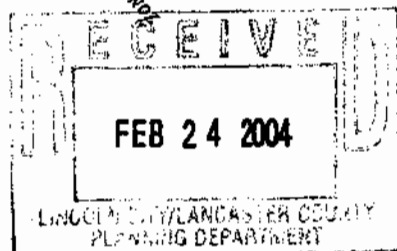
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

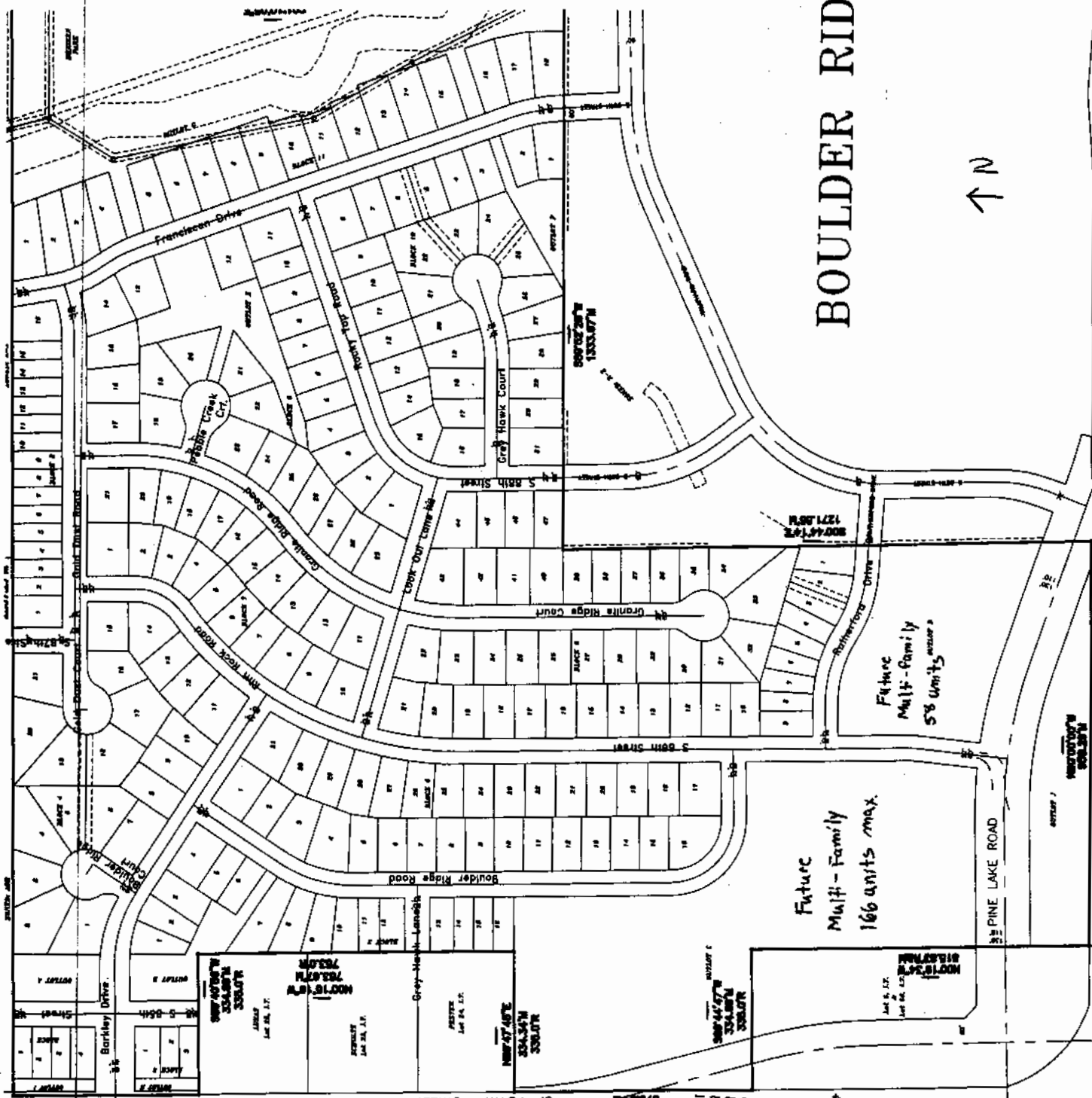
One Square Mile
Sec. 14 T9N R7E



Lincoln City - Lancaster County Planning Dept.



BOULDER RIDGE



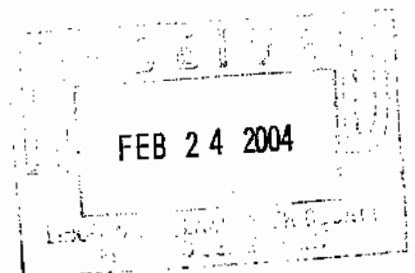
Preliminary Plat, Zoning & Special Permit – Purpose Statement
Boulder Ridge Development – Pine Lake Road & S 84th Street 2/24/04

Purpose Statement:

The purpose for the requested Change in Zone and for the Special Permit is to allow for a residential development involving Single Family, Attached Single Family and Future Multi Family dwellings. Currently, the land is zoned "AGR" and the owner desires "R-3" zoning to facilitate this development. The owner is also requesting a Community Unit Plan (CUP) to facilitate the construction of the Future Multi Family dwellings.

The area involved in this request includes approximately 140 acres, bounded on the south by Pine Lake Road, on the west by S. 84th Street and generally bounded on the east by Antelope Creek and existing residential developments. Specifically, the project site is located to the northeast of the S. 84th & Pine Lake Road intersection, and is legally described as Lot 39 IT, in the SW ¼ of Section 14, T9N, R7E.

Waivers to the City of Lincoln Design Standards (under Title 26.23.100) are being requested for six (6) locations of the Sanitary Sewer where the Sewer will run opposite of the proposed grade for less than 250 feet. This is required to adequately service all of the proposed lots, and does not seem to present a design or maintenance problem.



Memorandum

To:	Tom Cajka, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels, Public Works and Utilities
Subject:	Boulder Ridge Preliminary Plat #04008 and Special Permit #04011
Date:	5/06/04
cc:	Randy Hoskins

Engineering Services has reviewed the preliminary plat and special permit for Boulder Ridge, located east of South 84th Street and north of Pine Lake Road, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) There are a number of locations where the sewer is to run opposite street grades, requiring a waiver of design standards. Public Works would approve this waiver provided that maximum depths are not exceeded as a result of the waiver. Information needs to be provided showing the locations where the waiver applies and showing that the maximum 15' depth is not exceeded.

Water Mains - The water system is satisfactory.

Grading/Drainage - The following comments need to be addressed.

(3.1) Show the grading for the new 84th Street and how the proposed site grading along 84th will match these grades.

(3.2) There are numerous locations on the grading plan that show excessively flat lots or show drainage flowing down shared rear lot lines. As lots in these areas are built upon, the assumed drainage paths are frequently blocked during the home construction process causing drainage problems for the future home owner. Public Works recommends that the grading plan be revised to show a minimum of 3% slope from rear to front on all lots. Blocks 5, 7, 9, and 10 show lots with these potential drainage problems.

(3.3) Drainage swales are required for conveyance of the 100yr flow between Lots 20-21 Block 9 and between Lots 24-25 Block 10. Typical cross sections and capacity calculations need to be shown. The grading plan needs to be revised to match the cross sections provided.

(3.4) The location of the proposed 42" storm sewer between Lots 4&5 Block 11 with respect to the proposed sanitary sewer is unsatisfactory. Design standards state that a minimum of 10' separation needs to be provided between sanitary sewer and storm sewer. The site plan and utility plan need to be revised to meet design standards.

(3.5) The grading plan shows grading outside of this plat at the north end of 85th Street and 87th Street. Written proof must be provided stating the this developer has permission to grade on the adjacent property to the north or the grading plan needs to be revised to show no grading outside

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of this plat.

(3.6) The 100yr flood elevations are shown on the grading plan, however, no supporting information has been provided as previously requested. Given the proximity of proposed lots to the Antelope Creek Floodway, supporting calculations and documentation needs to be provided for the flood elevations shown.

(3.7) The minimum elevations shown for lots in Block 3 should be revised to 1381.75. This elevation represents the approximate emergency overflow elevation for the proposed detention pond. All other minimum opening elevations need to be revised to 1' above the 100yr elevations shown for the proposed detention ponds and along Antelope Creek as per design standards.

(3.8) There appears to be an error on the grading plan concerning the proposed storm sewer that is shown between Lots 4&5 Block 11. The plan shows a 42" pipe draining to a 36" pipe. One or both of the pipe size labels needs to be revised to match the correct size indicated in the drainage study.

Streets - The following comments need to be addressed.

(4.1) The site plan shows portions of Barkley Drive between South 85th Street and Boulder Ridge Court to have approximately 6' of separation between the back of curb and the ROW line. This is unsatisfactory. If a wider street section is to be constructed the ROW needs to be widened appropriately providing the standard 16.5' from back of curb to ROW line to allow for the construction of water mains, sanitary sewer, and other utilities that are typically located in this area. Also, the median in Barkley Drive creates poor alignment with the existing Barkley Drive on the west side of 84th.

(4.2) The intersection of South 86th Street and Pine Lake Road is shown to have left in and no left out. This intersection configuration is not approved by Public Works as they do not appear necessary and may cause an insufficient left turn pocket length in Pine Lake Road and should be revised to show a full median across the intersection.

(4.3) The intersection of Barkley Drive and 84th Street as shown would require a waiver of design standards for maximum grade on the approach to a major street. This waiver has not been requested and justification has not been provided. The profile for Barkley Drive needs to be revised to show the proper platform length unless sufficient justification is provided and approved by Public Works.

(4.4) The intersection at 85th and Barkley Drive as shown would require a waiver of design standards for maximum grade of 3.0% on the approach to an intersection. This waiver has not been requested and justification has not been provided. The profiles need to be revised to show the proper platform length unless sufficient justification is provided and approved by Public Works.

(4.5) Right turn lanes need to be shown in Pine Lake Road at 86th Street and in 84th Street at Barkley Drive. The right turn lanes are not impact fee facilities and should the responsibility of this developer.

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(4.6) The dimension note in the north west corner of the plat concerning the 10' of future ROW needs to be revised to say "10' of additional ROW to be dedicated to the city".

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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Memo



To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: ~~March 2, 2004~~ May 3-04

Re: Boulder Ridge 04008

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Outlot areas to be maintained by the developer and/or future homeowners association.
2. ADA park access to the west side of the channel – extend park access to the east side of Antelope Creek Channel for access to the park amenities.
3. Outdoor recreation plan must be submitted with future multi-family housing complexes.
4. Park land to be accepted in lieu of impact fees.
5. Landscape plan for all medians and islands must be submitted for review.
7. (1) additional street tree needs to be added at Block 3, Lot 6.
8. (1) additional street tree needs to be added at Outlot "A".
9. (1) additional street tree needs to be added at Outlot "B".
10. Street trees need to be added along S. 85th Street Drive.
11. Consolidate the (2) park access points into a single access point aligning with Rocky Top road, 6' wide and ADA compliant. A single access point will only require (1) future connector bridge. If this cannot be accomplished due to issues of drainage, grading, utilities, please remove the south access point and convert it to part of the private lots with a storm drainage easement.
6. Need to resubmit for review when items listed are addressed.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF04059**

Address

Job Description: Development Review - Fire

Location: BOULDER RIDGE

Special Permit:

Preliminary Plat: Y 04008

Use Permit:

CUP/PUD:

Requested By: TOM CAJKA

Status of Review: Denied

04/29/2004 12:02:12 PM

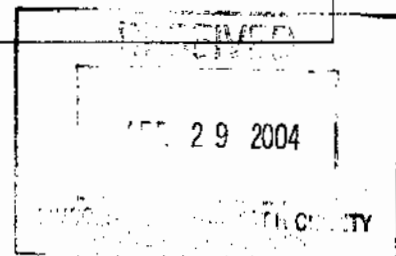
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: need hydrant on Granite Ridge RD between Look out LA & Pebble Creek cir , exceeds 420ft spacing

Current Codes in Use Relating to Construction Development in the City of Lincoln:

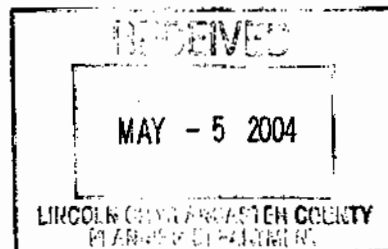
2000 International Building Code and Local Amendments
2000 International Residential Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effective March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
1994 NFPA 101 Life Safety Code
2000 Uniform Fire Code and Local Amendments
Applicable NFPA National Fire Code Standards



INTER-DEPARTMENT COMMUNICATION

-LES

DATE: May 4, 2004
TO: Tom Cajka, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN# 65S-88E



Attached is the Resubmitted Preliminary Plat for Boulder Ridge.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map. Also, please change the 5 ft. easement along the north line of Lot 1, Block 11 to a 10 ft. easement.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File